



Second Floor Flat Montpelier Place, Brighton BN1 3BF

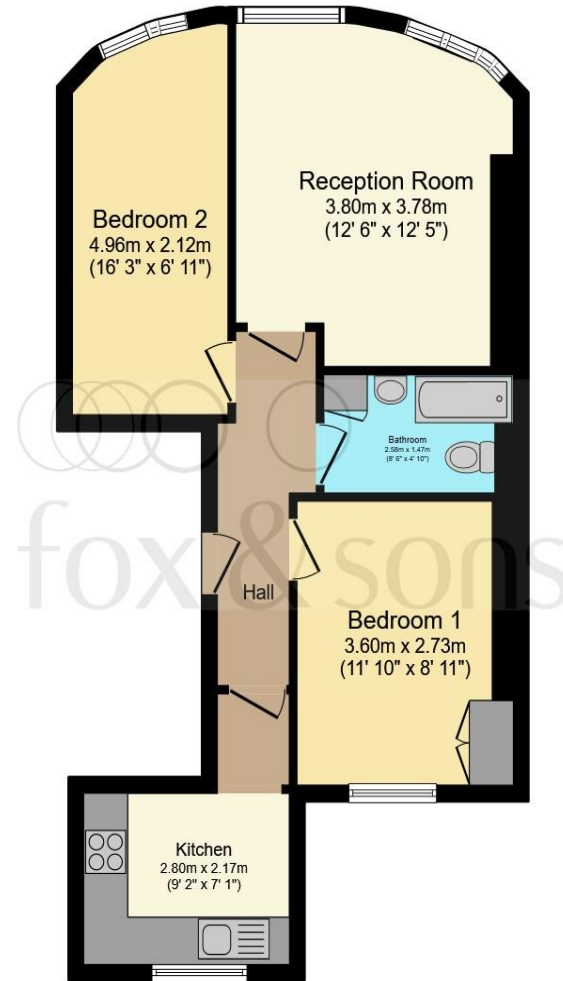
This spacious two bedroom second floor apartment boasts excellent sea views and a fantastic opportunity to own an apartment within this well maintained attractive Grade II Listed building. Perfect for first time buy or if you are looking to commute to London.

welcome to

Second Floor Flat Montpelier Place, Brighton

This property benefits from sea views and set in a very central location just a short walk from the local Shops and Restaurants, just a few minutes from Waitrose supermarket. We are delighted to offer for sale this spacious two bedroom apartment situated in the heart of Brighton just a stones throw from the beach and a short distance from Brighton Mainline Station. As part of this attractive Grade II Listed building comes the opportunity for a perfect first time purchase or simply the next rung on the property ladder.





Total floor area 53.5 m² (576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Second Floor Flat Montpelier Place, Brighton

- Two bedroom second floor apartment
- Sold with a Share of the Freehold
- Sold with no onward chain
- Excellent sea views
- Beautiful Grade II Listed building
- Short walk to the beach.
- Short distance to Brighton Mainline Station

Tenure: Leasehold EPC Rating: E Council Tax Band: B Service Charge: 1800.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114029



Property Ref:
BHF114029 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



01273 777000



westernrd@fox-and-sons.co.uk



117-118 Western Road, BRIGHTON, East
Sussex, BN1 2AD



fox-and-sons.co.uk